

Application No.	Drawing
P	2011 0 2 7 0



P & E RECEIVED

21 FEB 2011

Planning and Building (Jersey) Law, 2002
Application for Permission to Develop Land

Please read the general guidance notes on the back of this form before answering all the questions. One original and five copies of this form must be provided. Please complete using block letters. Failure to fully complete this form could result in delays.

1. If this is a revised Planning application please state previous permit number
2. Have you received any pre-application advice in relation to this project (tick) Yes No

If Yes, please state the name of the officer you dealt with [REDACTED]

3. Give the full address of the land or property that is the subject of this application, including field number where relevant.

ST CHRISTOPHER
LE VIEUX BEAUMONT
ST PETER
Field No

Postcode: JE3 7EA

4. What is the full name and address of the applicant? (See note 4)

[REDACTED]

Contact [REDACTED]
Tel [REDACTED]
Fax [REDACTED]
Email [REDACTED]

Postcode: [REDACTED]

5. What is the full name, address and daytime telephone number of the architect or agent making this application if different to the applicant.

[REDACTED]

Contact [REDACTED]
Tel [REDACTED]
Fax [REDACTED]
Email [REDACTED]

Postcode: [REDACTED]

6. What is the full name and address of the owner?

[REDACTED]

Tel [REDACTED]
Fax [REDACTED]
Email [REDACTED]

[REDACTED]

7. Give a clear and concise description of the proposed development, itemising any revisions to a previous application. (IMPORTANT: PLEASE READ NOTE 5)

ALTER AND EXTEND EXISTING 5 NO. BEDROOM DWELLING TO CREATE 6 NO. BEDROOM DWELLING.

8. Please give details of all the *types of use* into which the site currently falls, and also all the proposed *types of use*. In addition, please show the total amount of existing and proposed floor area given over to those use(s) (see note 6). Where there is more than one use within a site or building, please enter the information about the existing and proposed use in each of the categories provided (see example below). This information will be used in the consideration of the application and in the future monitoring of Island Plan policies.

		Existing	Proposed
1	Residential		
1A*	Dwellings	Units	Units
1B	Extensions to existing Dwellings	558 Sq.m	705 Sq.m
<i>*If you have completed this section please indicate below which category of residential property this application relates to:</i>			
Category (to be completed only if 1A above has been selected)		No of Units to be lost	No of Units proposed
1C	Social rented homes (built by or for the States, a Parish, or a Housing Trust / Association)	Units	Units
1D	Homes for First Time Buyers (built on land zoned for the purpose)	Units	Units
1E	Staff and lodging accommodation	Units	Units
1F	All other private sector homes (eg: owner occupation and private rented)	Units	Units
2	Industrial and Commercial	Existing	Proposed
2A	Office	Sq.m	Sq.m
2B	Retail	Sq.m	Sq.m
2C	Café, restaurant, public house or nightclub	Sq.m	Sq.m
2D	Warehouse (storage or distribution)	Sq.m	Sq.m
2E	Industrial	Sq.m	Sq.m
2F	Other commercial not specified above	Sq.m	Sq.m
3	Agricultural and Fisheries	(Please tick) Existing	Proposed
3A	Use of land for agriculture	<input type="checkbox"/>	<input type="checkbox"/>
3B	Permanent building for agriculture or fisheries	<input type="checkbox"/>	<input type="checkbox"/>
3C	Glasshouse, polytunnel or fisheries structure	<input type="checkbox"/>	<input type="checkbox"/>
3D	Other agricultural or fisheries facility not specified above	<input type="checkbox"/>	<input type="checkbox"/>
4	Tourist Facilities		
4A	Visitor accommodation (hotel, guest house, self catering)	<input type="checkbox"/>	<input type="checkbox"/>
4B	Visitor attraction (including heritage/culture site)	<input type="checkbox"/>	<input type="checkbox"/>
4C	Other visitor facility not specified above	<input type="checkbox"/>	<input type="checkbox"/>
5	Community		
5A	Health facilities	<input type="checkbox"/>	<input type="checkbox"/>
5B	Education facilities	<input type="checkbox"/>	<input type="checkbox"/>
5C	Sport and leisure facilities	<input type="checkbox"/>	<input type="checkbox"/>
5D	Other community facility not specified above	<input type="checkbox"/>	<input type="checkbox"/>
6	Other Development		
6A	Advertisement	<input type="checkbox"/>	<input type="checkbox"/>
6B	Parking	<input type="checkbox"/>	<input type="checkbox"/>
6C	Telecommunications (masts, aerials, and satellite dishes)	<input type="checkbox"/>	<input type="checkbox"/>
6D	Demolition only	<input type="checkbox"/>	<input type="checkbox"/>
6E	Other development not specified above (please state)	<input type="checkbox"/>	<input type="checkbox"/>

Example - If your application is to demolish an existing building containing a house and a flat and to build 6 new dwellings (for first time buyers), 10 new flats (for social rent) and 4 dwellings (for others); then you would fill out question 8 as follows:

		Existing	Proposed
1	Residential		
1A*	Dwellings	2 Units	20 Units
1B	Extensions to Existing Dwellings	Sq.m	Sq.m
<i>*If you have completed this section please indicate below which category of residential property this application relates to:</i>			
Category (to be completed only if 1A above has been selected)		No. of units to be lost	No. of units proposed
1C	Social rented homes (built by or for the States, a Parish, or a Housing Trust/Association)	Units	10 Units
1D	Homes for First Time Buyers (built on land zoned for the purpose)	Units	6 Units
1E	Staff and Lodging accommodation	Units	Units
1F	All other private sector homes (eg: owner occupation and private rented)	2 Units	4 Units

9. What is the area of land (including buildings) to which the application relates? 2,962 Sq.m
10. Do the proposals include a new or altered means of vehicular access to a road? (tick) Yes No
11. What systems are used for the disposal of foul sewage and surface water?
- Foul Sewage (tick) Foul Sewer Surface Water (tick) Surface Water Sewer
 Septic Tank / Soakaway Soakaway
 Cesspool / Tight tank Storage Tank
12. Could any previous uses of the land have potentially contaminated the site? (if yes, please provide details such as a desktop study and/or intrusive investigation result – see the department's guidance, 'Development of Potentially Contaminated Land') Yes No
13. Give details of plans, drawing: maps and photographs included with this form (Continue on separate sheet if necessary. IMPORTANT: PLEASE READ NOTE 7)

Drawing No. No. of Copies Description of Drawing

PLEASE REFER TO THE ATTACHED DRAWING SCHEDULE

14. Fee Calculator

	Category	Category	Number of	Fee per Item	Total
e.g.	1	A	3	£233.00	= £699.00
	2	B	1	£203.00	£203.00
	3	I	1	£203.00	£203.00

Total fees due £ 406.00

Please indicate how you would like to make payment (tick):

Cheque Credit Card*

*Credit Card payments can be made by completing a separate form coded: CCNPT

Cheque Number 100069

Cheque Value £ 406.00

This Application Form Must be Signed by the Applicant and Agent.

APPLICANT/AGENT DECLARATION: I am aware that it is an offence to submit false or misleading information with an application. This application is made with my authority and I confirm that I have read and understood the notes section detailed with this form. As part of the application process, I am aware and agree that any of the information supplied in this application may be disclosed to relevant States Department authorities, made accessible to members of the public and published in the local media or on our website. Confidentiality of the information supplied in this application will be maintained on a broader front through the auspice of Jersey's Data Protection Law. I confirm that the particulars given in this application and the accompanying drawings are correct.

Applicant Signature

Date 18/02/2011

FULL NAME IN BLOCK LETTERS

Agent Signature

Date 17/02/2011

FULL NAME IN BLOCK LETTERS

(For and on behalf of)

This Application Form must be signed by the Owner of the Land or Property as being submitted with his or her knowledge and agreement.

OWNER'S DECLARATION: This application is made with my authority and I confirm that I have read and understood the notes section detailed with this form. As part of the application process, I am aware and agree that any of the information supplied in this application may be disclosed to relevant States Departments, other relevant authorities, made accessible to members of the public and published in the local media or on our website. I also understand that the site will need to be visited by an officer of the Department and photographs may be taken to assist in the determination of the application. Confidentiality of the information supplied in this application will be maintained on a broader front through the auspices of Jersey's Data Protection Law.

Signature

Date 18/02/2011

FULL NAME IN BLOCK LETTERS

Checklist Please check that you have provided the following information:

1. 1 original Application Form fully completed and signed and 5 additional photocopies.
2. 6 copies of site plans and floor plans, elevations, specifications and sections. (see note 7)
3. 6 copies of the current 1:2500 scale map of the Island showing the site outlined in red. (see note 7)
4. Fee calculator section filled out to show how fee has been calculated. (see note 8)
5. Payment enclosed and cheque number box completed where payment is made by cheque (see note 8)

Guidance Notes

1. This form is to be used only for obtaining permission to develop land under the Planning and Building (Jersey) Law, 2002, including revisions to a previously approved application. This form may not be used for applications for consent under the Building Bye-Laws, for which separate forms are available. Separate forms are also available for Planning Permission in Principle, Adverts, Replacement Windows, Movable Structures and Sites of Special Interest.
2. This form should be completed as fully and as accurately as possible. This will avoid delays in dealing with the application.
3. This form may have to be photocopied, so please use black type or black ink when completing. For clarity use BLOCK LETTERS.
4. The Applicant is the person or persons for whom the work is to be carried out. The application form must be signed by the Applicant, or on his behalf by an authorised agent. The form must also be signed by the Owner of the land as being submitted with his or her knowledge and agreement.
5. Describe the work in a simple but complete way. For example:- 'Construct new two bedroom house with detached garage. Relocate entrance from road'. Please do not include detailed information in this box such as dimensions, materials and the use of each room; this information must be included on the drawings that you are including in the application.
6. Total floor area means the aggregate of the areas of all floors in the building, measured to the inner surfaces of the main enclosing walls.
7. Every application must include 6 copies of a Location Plan, which must be an authorised copy of the current digital 1:2500 scale Ordnance Scale Map of the Island. The application site must be outlined in red, not hatched, crossed, or circled. For domestic applications the site should be the house and its garden. Any adjacent land in the same ownership must be outlined in blue. Photocopies of and/or versions of old maps will not be accepted, and all maps have a valid Copyright stamp or state a Copyright Licence Agreement Number.

The application must also include 6 copies of all other plans, drawn to scale, and all documents submitted as part of the application. It is useful, for presentation purposes, if at least one copy of each plan is in colour. Please ensure that all of the scales quoted are correct; where there are any discrepancies, applications will be returned.

Where it is relevant to the application, (including applications for new houses or additional bedrooms), the plans must show all existing and proposed rooms, and their use. Please also indicate the number and size of existing and proposed car parking spaces.

All trees and hedges close to the development must be shown, clearly indicating those to stay, those to be removed, and any which are new.

Where a building is to be demolished or significant excavation is involved, a Waste Management Plan must be included at the time the application is submitted. It is not acceptable to have any document 'to follow', as this will result in duplication of work for the Department and any consultees, and delays all applications.

All applications for new building work, or any alteration to existing land levels, must include existing and proposed levels. All new buildings must specify a finished ground floor level relative to a fixed datum point.

8. Please complete the appropriate fee calculated in accordance with the Department's Schedule of Fees for Planning Applications. Cheques should be made payable to the Treasurer of the States. Payment may also be made by credit card using a separate form coded: CCNPT. A charge of 1% will be added to all credit card transactions to cover costs. There will be no charge for using debit cards. We are unable to accept American Express, Diners Club or JCB cards.

Planning Application Number P/2011/0270

Planning Permit

PLANNING AND BUILDING (JERSEY) LAW 2002

IMPORTANT NOTICE

This notice gives permission under Article 19 of the Planning and Building (Jersey) Law 2002, as amended. In accordance with Article 24(i) of the Law the grant of this permission enures (except insofar as the permission otherwise provides) for the benefit of the land to which it relates and of each person for the time being having an estate or interest in that land.

The development stated below may also require Building consent under Article 34, for which a separate application will need to be made. If you are in any doubt as to whether building permission is required please telephone the Building Applications Team on 448407 who will be pleased to help.

The Minister for Planning & Environment, having considered your application hereby GRANTS PERMISSION TO DEVELOP LAND¹ under Article 19 of the Planning and Building (Jersey) Law 2002.

Construct first floor extension with terrace on East, West and South elevations. Alterations to fenestration at first floor. Re-roof. Various external alterations.

To be carried out at:

St. Christopher, La Vieux Beaumont, St. Peter.

PLEASE NOTE

This decision is purely permissive and in no way absolves the parties concerned from obtaining, nor does it overrule, any other permission that may be required under any other law. In addition, it does not overrule any private property rights, nor does it absolve an applicant from the need to obtain the permission of the owner of the land to which a permission relates.

REASON FOR APPROVAL: Permission has been granted having taken into account the relevant policies of the approved Island Plan, together with other relevant policies and all other material considerations, including the consultations and representations received.

Subject to compliance with the following conditions and approved plan(s):

APPROVED

Planning Permit

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2011/0270

Standard Condition

- A. If the development hereby permitted has not commenced within five years of the decision date, this permission shall cease to be valid.

Reason: The Minister for Planning & Environment reserves the right to reconsider this proposal consequent on any future change of circumstances or policy.

Condition(s):

1. The development hereby approved shall be carried out entirely in accordance with the plans and documents permitted under this permit. No variations shall be made without the prior written approval of the Minister for Planning and Environment or an authorised officer of the Development Control section of Planning and Building Services.

Reason(s):

1. To ensure that the development is carried out and completed in accordance with the details approved by the Minister for Planning and Environment.

FOR YOUR INFORMATION:

The following plan(s) has/have been approved:

- A: Location Plan
- B: Existing Site Plan
- C: Proposed Site Plan
- D: Existing Ground Floor Plan
- E: Proposed Ground Floor Plan
- F: Existing First Floor Plan
- G: Proposed First Floor Plan
- H: Existing Second Floor Plan
- I: Proposed Second Floor Plan
- J: Existing Elevations & Section AA
- K: Proposed Elevations

APPROVED

Planning Permit

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2011/0270

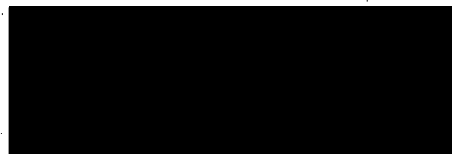
- L: Design Statement
- M: Waste Management Plan
- N: Existing Site Photos
- O: 3D Model Images

If written representations were made on this application this permission shall not have effect for a period of 28 days from the date of this notice, in order to allow for the lodging of any 'third party' appeal against the decision under Article 114 of the Law of the Planning and Building (Jersey) Law 2002.

If during this period a person appeals in accordance with Article 114 of the Law, the decision shall not have effect until either the appeal is withdrawn or is determined. When any such appeal is determined the decision shall have effect, if at all, in accordance with that determination.

12/04/2011

Signed



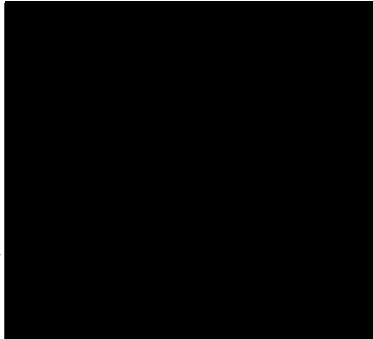
for Director

APPROVED

Department of the Environment
Planning & Building Services
South Hill
St Helier, Jersey, JE2 4US
Tel: +44 (0) 1534 445508
Fax: +44 (0) 1534 445528

States 
of Jersey

12 April 2011



Planning Application Number P/2011/0270
Property Number 6219

Dear Sir/Madam

Application Address: St. Christopher, La Vieux Beaumont, St. Peter.

Description of Work: Construct first floor extension with terrace on East, West and South elevations. Alterations to fenestration at first floor. Re-roof. Various external alterations.


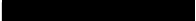
Please find enclosed notice of The Minister for Planning & Environment's decision regarding the above application.

Please note that the Conditions imposed on the Permit are important and should be strictly adhered to and any subsequent changes to the development which may affect the requirements of the Conditions should be notified to the Minister for Planning and Environment as soon as possible.

Failure to comply with the attached Conditions may result in the Minister for Planning and Environment instigating Enforcement Action.

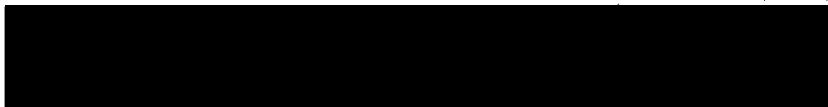
Yours faithfully



Planning Services, South Hill, St. Helier, Jersey, JE2 4US
direct dial: +44 (0) 
fax: +44 (0) 1534 445528
email: 

Encl.

P1_2010



Officer Assessment Sheet for General Development

Applications No: P/2011/0270	Valid Date: 28/02/2011	Deadline Date: 30/05/2011								
Address: St. Christopher, La Vieux Beaumont, St. Peter		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td colspan="2" style="text-align: center;">Registered</td></tr> <tr><td>Listed Building</td><td></td></tr> <tr><td>Potential Listed Building</td><td></td></tr> <tr><td>Not Registered</td><td style="text-align: center;">✓</td></tr> </table>	Registered		Listed Building		Potential Listed Building		Not Registered	✓
Registered										
Listed Building										
Potential Listed Building										
Not Registered	✓									
Description of Work: Construct first floor extension with terrace on East, West and South elevations. Alterations to fenestration at first floor. Re-roof. Various external alterations.										
Zones/Listed: Countryside Zone										


Context	
Site Description and Existing use	Large detached property (comprising a main house and an existing cottage) accessed from Old Beaumont Hill enjoying views over St Aubin's Bay. The house shares an access drive with half a dozen other properties. The Beaconsfield Farm estate is to the west on the opposite side of the main road, and there is open countryside / agricultural land to the north, n/w and east. The existing house and been extended in a piecemeal manner over recent decades and would benefit from refurbishment and upgrading.
Proposal and Proposed Use	Various works as set out in the application description above.
Policy Considerations	G2 General Development Considerations G3 Quality of Design C6 Countryside Zone
Relevant Planning History	P/2010/1288 - Construct ground floor extension to South-East elevation. Construct first floor extension with terrace. Various external alterations. REQUEST FOR RECONSIDERATION for refusal of planning permission. Refused 30/09/2010 Since the earlier refusal, the department has worked with the applicant to improve the design and appearance of the scheme.

Officer Analysis	
Design (Form, size, scale, siting)	Generally, the proposal is to refurbish and extend the existing property in a "single uniform design language" through a "modern clean-lined approach". Overall, the department is satisfied with the architectural approach adopted.
Architectural Detail and use of materials	The intention is to strip back and simply the palette of materials used – the building will take on a more contemporary appearance than at present.
Impact on Neighbours	Negligible – the new first floor will not impact significantly.
Access, car parking and Highway considerations	No alteration to the existing vehicle access or parking arrangements. There is ample parking on site.
Landscaping Issues	Existing landscaping to be retained and augmented. Normal domestic landscaping is anticipated.

	Required		Provided		Comments
	YES	NO	YES	NO	
Other Material considerations					
Percentage For Art		✓		✓	
Contaminated Land		✓		✓	
Archaeology		✓		✓	
Waste Management		✓		✓	
Foul Sewage Disposal	✓		✓		To foul sewer

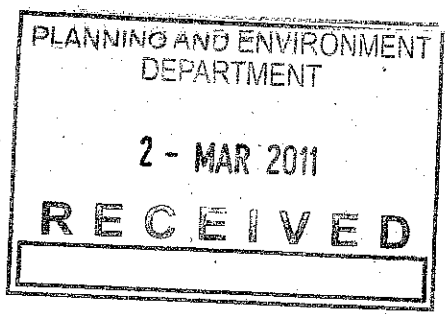
Other material considerations	None
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Statutory Considerations			
Statutory advertising period expired?	JEP Date	08/03/11	Comments
	Site Notice Cert Date	01/03/11	
	Photo received/ok?	Yes, ok	
Summary of consultations	None undertaken		
Summary of Representations	None received		
Responses from applicants/ amendments/ Re-advertised?	n/a		

Recommendation	
Summary	The application is for a series of alterations and extensions to the existing property. The applicants have worked with the department since the time of the previous refusal to resolve the earlier concerns.
Recommendation	APPROVE
Reason for Approval	Permission has been granted having taken into account the relevant policies of the approved Island Plan, together with other relevant policies and all other material considerations, including the consultations and representations received.
Conditions	1. The development hereby approved shall be carried out entirely in accordance with the plans and documents permitted under this permit. No variations shall be made without the prior written approval of the Minister for Planning and Environment or an authorised officer of the Development Control section of Planning and Building Services.
Reasons	1. To ensure that the development is carried out and completed in accordance with the details approved by the Minister for Planning and Environment.
Final Drawings (Log)	A: Location Plan B: Existing Site Plan C: Proposed Site Plan D: Existing Ground Floor Plan E: Proposed Ground Floor Plan F: Existing First Floor Plan G: Proposed First Floor Plan H: Existing Second Floor Plan I: Proposed Second Floor Plan J: Existing Elevations & Section AA K: Proposed Elevations L: Design Statement M: Waste Management Plan N: Existing Site Photos O: 3D Model Images
Planning Officer	
Recommendation Date	11/04/11

Application Number:	P/2011/0270	Date of Registration:	28/02/2011
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Planning and Environment Department
 Planning and Building Services
 South Hill
 St Helier
 Jersey, JE2 4US




**Planning and Building (Jersey) Law 2002
 Article 11(5)**

Certificate of Confirmation of Publication

Application Address: St. Christopher, La Vieux Beaumont, St. Peter.
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I can confirm that I have complied with the requirements of Article 11 (5) of the Planning and Building (Jersey) Law 2002 and the Planning and Building (Application Publications) (Jersey Order) 2006 and that I have displayed the relevant Notice in accordance with those provisions.

Date Notice Displayed From..... 1st MARCH 2011.....

Signed:  Date: 1st March 2011

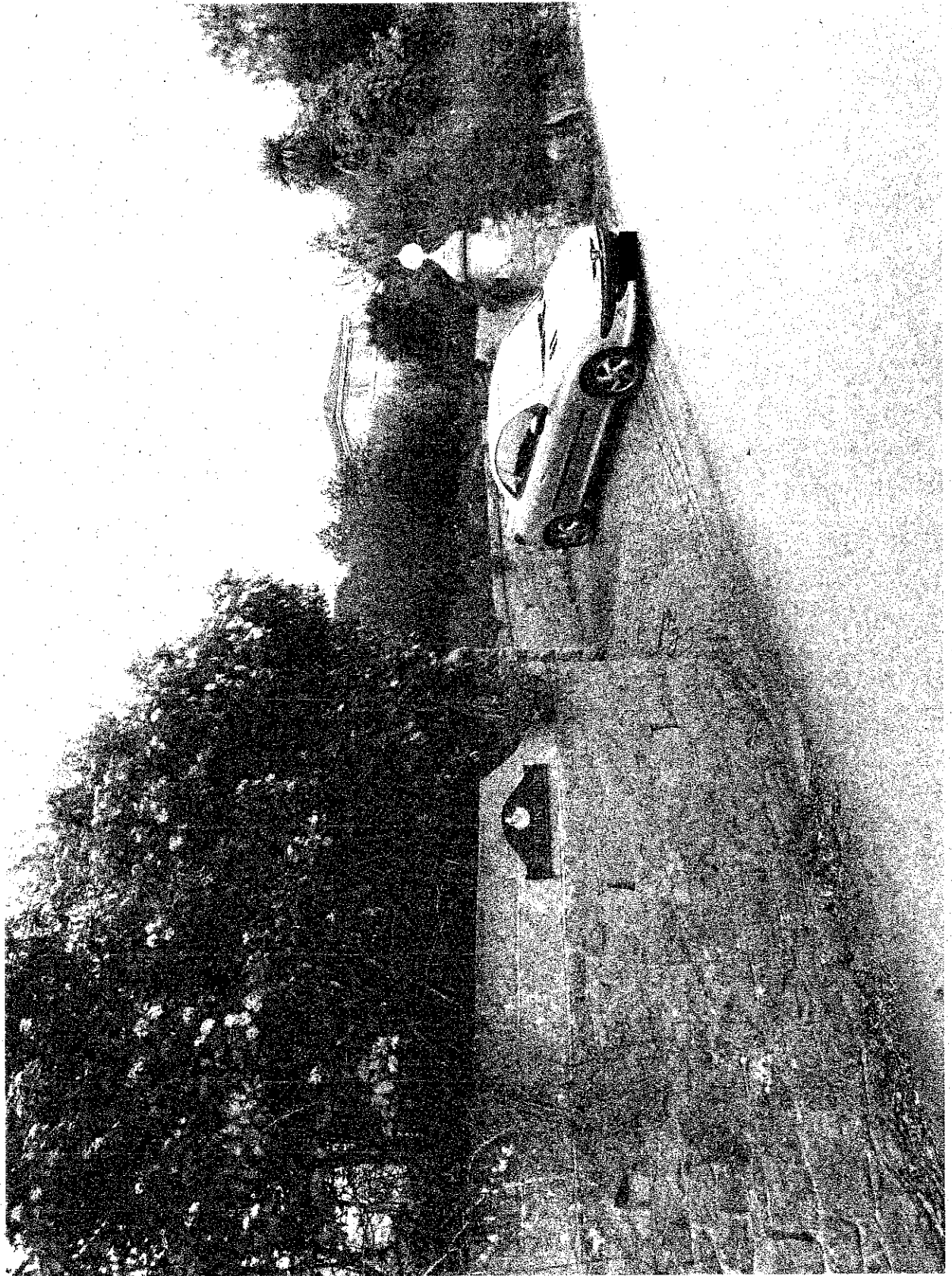
~~*Applicant~~ / *Agent of behalf of Applicant * delete as appropriate

Print Name: RVA ARCHITECTS

Photographic Evidence

The Minister requires you to provide photographic evidence so that the case officer can identify exactly where the site notice/s has been positioned. This may require a distance or wide angled photograph to incorporate the surroundings.

Office Use Only	
Notice Displayed Correctly	
YES	NO



[REDACTED]

From: Riva Architects [office@riva-architects.com]
Sent: 24 November 2010 11:40
To: [REDACTED]
Subject: St Christopher, Le Vieux Beaumont, St Peter

This e-mail has been received directly from the Internet; you should exercise a degree of caution since there can be no guarantee that the source or content of the message is authentic.

If you receive inappropriate e-mail from an external source it is your responsibility to notify Computer Services Helpdesk (telephone 440440).

The Full States e-mail Usage Policy can be found here:
http://intranet1/aware/internet_email_issues.htm

Dear All

Please find attached a copy of the File Note of the meeting held on Monday 22 November 2010 for your records.

Kind regards

[REDACTED]

FILE NOTE

Project
St Christopher

Date
Monday 22 November 2010 @ 2.30pm

Venue
Planning Department

Present



Client
Planning Department Architect
Planning Department



Points Discussed

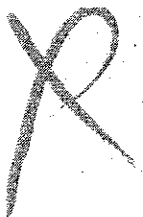
- 1.0 Design Principals
Update the existing between-the-wars house. Provide a 'simple', clean-lined, contemporary dwelling.
Seek to rationalise the existing building.
- 2.0 Main Visual Concept
Create a ground floor plinth upon which the main house and its extension are viewed as pavilions.
Such a feature will introduce a strong horizontal emphasise to the South elevation. The North elevation should seek to work within this discipline.
- 3.0 Fenestration
Ought to be thought of as large openings which exploit the principal sea views. Lancel windows shown in tabled sketches are optional.
- 4.0 Swimming Pool Housing
Fenestration pattern to be extended to pool housing South elevation.
All other windows may be replaced too.
- 5.0 Staff Annex
Applicant not seeking to radically change this building. ■ suggested that applied 'Juliette' balcony may be considered to allow it to become better integrated with the main house.
- 6.0 Dormer over Staircase to Attic
This is required for bedroom reasons. ■ suggested that while this element was not a fundamental design generator, technically and visually it needed to be reconciled with subsequent design proposals.
- 7.0 Link between Main House and Staff Annex
■ suggested this could be removed.

RIVA ARCHITECTS



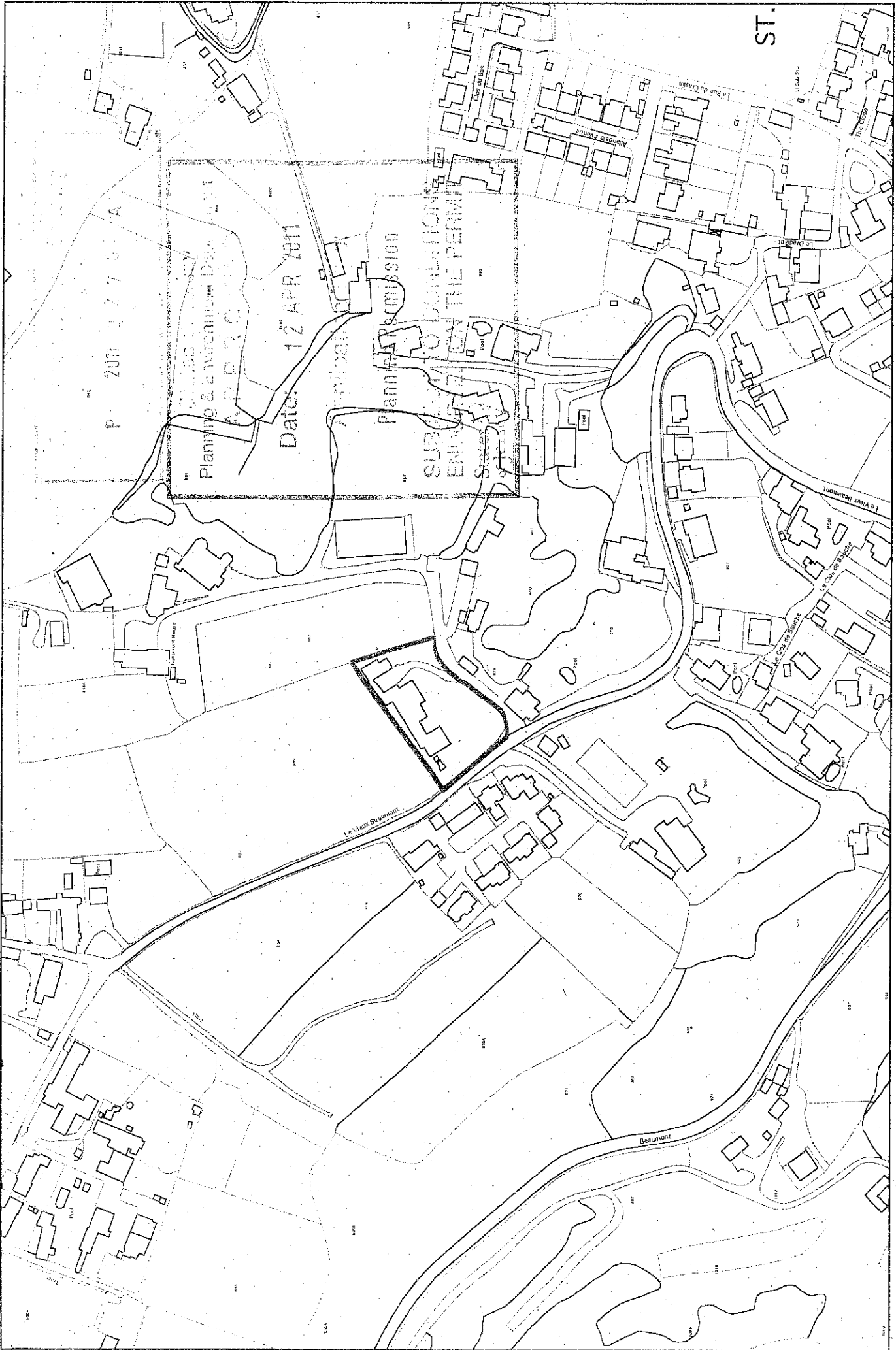
LATER MEETING BETWEEN [REDACTED]

- 8.0 **Roof Covering**
During a later meeting between [REDACTED] it was suggested that the roofs to the two annex blocks – the pool housing and staff annex could remain as clay tiles, while the main house should be re-roofed in natural black slates.
- 9.0 **Entrance Area**
The need to have the terrace extend over the entrance area was questioned. This area might be better served by a simply detailed flat roof.
- 10.0 **Chimney Stack**
The introduction of a chimney stack to the West of the Main House as illustrated on the tabled sketches might assist in visually dealing with the staircase dormer.
- 11.0 **Action**
Riva Architects to prepare sketches to illustrate the points discussed above.
- 12.0 **Distribution (by e-mail)**
[REDACTED]
Planning Department – [REDACTED]
Planning Department – [REDACTED]
File [REDACTED]



RIVA ARCHITECTS

[REDACTED]



JULY 2010

LOCATION PLAN
SCALE 1:2500

Licence No. **RIVA**
J 57
ARCHITECTS
Copyright: States of Jersey 2010

DESIGN STATEMENT

St Christopher

P 2011 0 2 7 0 L

GENERAL PARTICULARS

Site Address

St Christopher, Le Vieux-Beaumont, St Peter, JE3 7EA

Applicant



Proposals

Alterations & extension to existing 5-bedroom dwelling to create 6-bedroom dwelling

Zoning

Countryside Zone (C6)

Planning History

Previous application on the 18 October 2010

Application number P/2010/1288

Subsequent consultation with planning department & department Architect, Pre application advice fully supported these proposals.

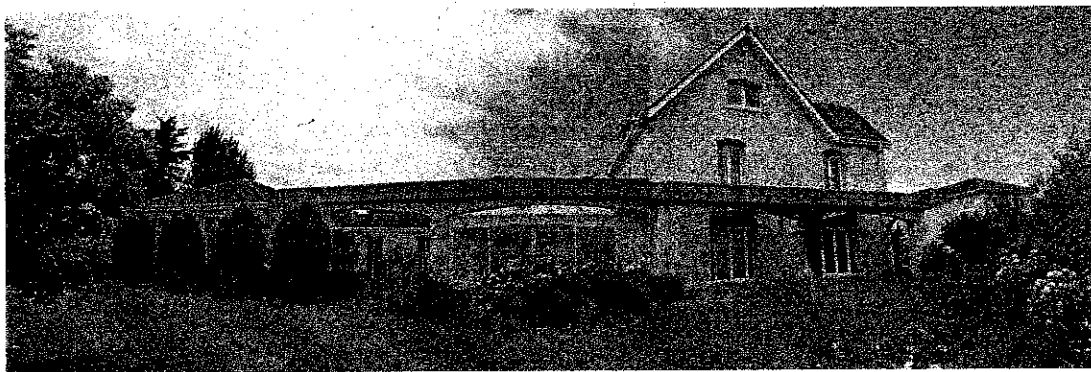
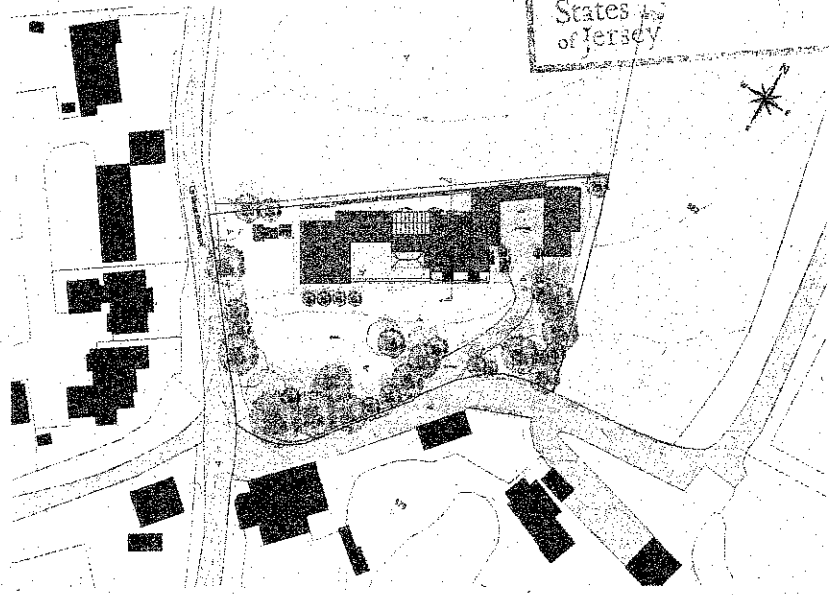
Date: 12 APR 2011

Application Type:

Planning Permission

SUBJECT TO CONDITIONS
ENDORSED ON THE PERMIT

States of Jersey



RIVA ARCHITECTS



DESIGN STATEMENT

St Christopher



RIVAARCHITECTS



DESIGN STATEMENT

St Christopher

St Christopher sits on a large site on the edge of the central island plateau overlooking the south coast urban escarpment & St Aubins Bay to the south east, on a wide spur between St Peter's and Beaumont Valleys.

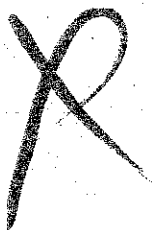
Accessed via a private drive to the south from Le Vieux Beaumont that bounds the site on the west, the dwelling's primary aspect is south across the elevated gardens, with additional views to the north over agricultural land.

The existing house comprises of the following accommodation: -

- 5 N° Bedrooms
- Study
- Office
- 3 Reception Rooms
- Kitchen
- Entrance Hall
- Pool & Ancillary Spaces
- 4 Car Garage
- Separate Staff Flat

The initial structure appears to have been created between the wars, with significant alterations & extensions creating the pool wing, garages and staff flat in the 1970's and a further first floor glazed office extension created subsequently.

The unsympathetic piecemeal development has created a disjointed mix of styles, spaces, and constructions, and partially enclosed external courts, in need of significant sensitive attention.



DESIGN STATEMENT

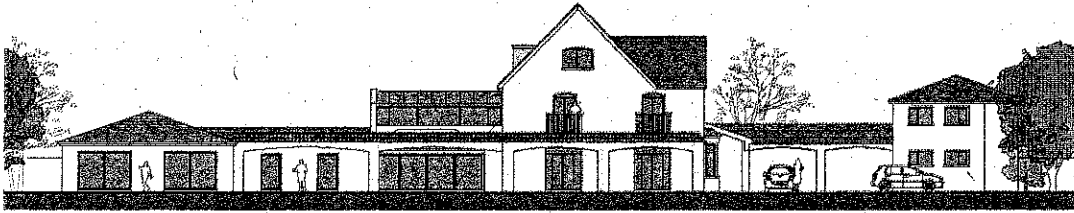
St Christopher

Site Appraisal

See Site Appraisal Appended

Reasons for the Proposals

The restraints of the ageing property, the increasing maintenance demands and existing uncomfortable inter-relationship of styles has caused the new owners to consider the improvement of the site, more appropriate to the quality of the location & context.



EXISTING SOUTH ELEVATION

Design Concept

To rationalise the existing structure and accommodation through a modern clean-lined approach which provides a single uniform design language that coherently seeks to provide a luxury dwelling befitting of its setting and principal southerly views over St Aubins bay.



PROPOSED SOUTH ELEVATION



RIVA ARCHITECTS



DESIGN STATEMENT

St Christopher

Design Detail

Style

Given the existing disparate styles of the property created through numerous extensions at various times, the structure & form of the principal buildings was considered once the superfluous additions had been disregarded. The principal structures, openings, & building forms lend themselves to a modern style drawn from the existing pitched roofs, overhangs, linking structures, balconies and extended south facing aspect.

The context does not have a particular or overriding style to guide the design approach for St Christopher, other than the clear context of large luxury dwellings, and accordingly the proposed modern style would readily compliment the setting and context.

The proposed enhancement of the building and creation of a single building style removes the current disjointed appearance and creates a single coherent home.

Materials

St Christopher's existing materials include:

- Interlocking pantiles
- Clay plain roof tiles
- Rendered walls
- Granite landscape walls
- PVC & painted metal windows, conservatories, sun rooms, fascias etc
- Tarmac & terracotta tiled hard landscaping
- Painted metal hand-railing

The proposed materials are to be taken from a limited palette of matching materials, which will enhance the existing building & harmonise the extended structure as follows:

- Natural black slate tiles
- White rendered walls
- Singly ply flat roofing paved with stone/tile finish
- Feature rendered pillars
- Dark grey ppc aluminium windows
- Tarmac, stone & tiled hard-landscaping
- Frameless glass handrail and balustrade

Landscaping

The existing landscaping is to be retained where possible and extended into the site constraints, matching the visual & biological character of the site.



DESIGN STATEMENT

St Christopher

Area Schedule	Existing Site Area	2,962m ²
	Existing Floor Area of St Christopher	558m ²
	Existing Floor Area of Staff Flat & Garage	148m ²
	Proposed Floor Area of St Christopher	705m ²
	Proposed Floor Area of Staff Flat & Garage	148m ²
Vehicular Access & Car Parking	Vehicle access is to be unchanged. Vehicles access the site via the private road to the south from Le Vieux Beaumont. The existing 4-car garage is to be retained and the hardstanding extended to create additional temporary parking for 2 cars.	
Services	The following services are available to and will be retained within the site and extended to suit: - JEC Jersey Telecoms Transport & Technical Services (Foul Drainage)	
Visual Impact	Please see Existing & Proposed Views appended.	
Waste Management	Please see Waste Management Plan appended.	
Environmental	<p>The existing building is generally of sound constructional quality and is proposed to be retained where possible.</p> <p>New external wall and roof constructions will be designed to minimise heat loss. Any new service installations will be specified to ensure the environmental impact is minimised. New materials specified will be drawn from a list of locally available materials where possible, to compliment the existing constructions and features, and minimise any transport penalty.</p> <p>The site benefits from having a primary southerly aspect, and accordingly is orientated to locate the principal living spaces on the southern elevation enjoying the best views and aspect.</p> <p>This southern elevation is used as a passive solar energy source with the related introduction of appropriate larger areas of glazing into the living spaces.</p> <p>Conversely the openings onto the more public northern elevation are restricted to minimise heat loss and provide privacy.</p>	



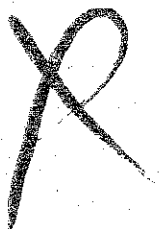
DESIGN STATEMENT

St Christopher

Conclusion

The alteration & extension of the existing property will provide a high quality environmentally sensitive dwelling that will improve the visual impact and appearance of the existing disjointed structures.

The proposals have a positive impact on the context and provide a coherent luxury dwelling of single uniform style appropriate to the setting.



3

1. The information shown on this plan is based on the information provided to the Council by the applicant and is not to be used for any other purpose.
2. The Council is not responsible for the accuracy or completeness of the information provided to it.
3. The Council is not responsible for the accuracy or completeness of the information provided to it.
4. The Council is not responsible for the accuracy or completeness of the information provided to it.
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10. The Council is not responsible for the accuracy or completeness of the information provided to it.



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980

982

GREEN BORDER ZONE

VEWS NORTH OVER AGRICULTURAL LAND

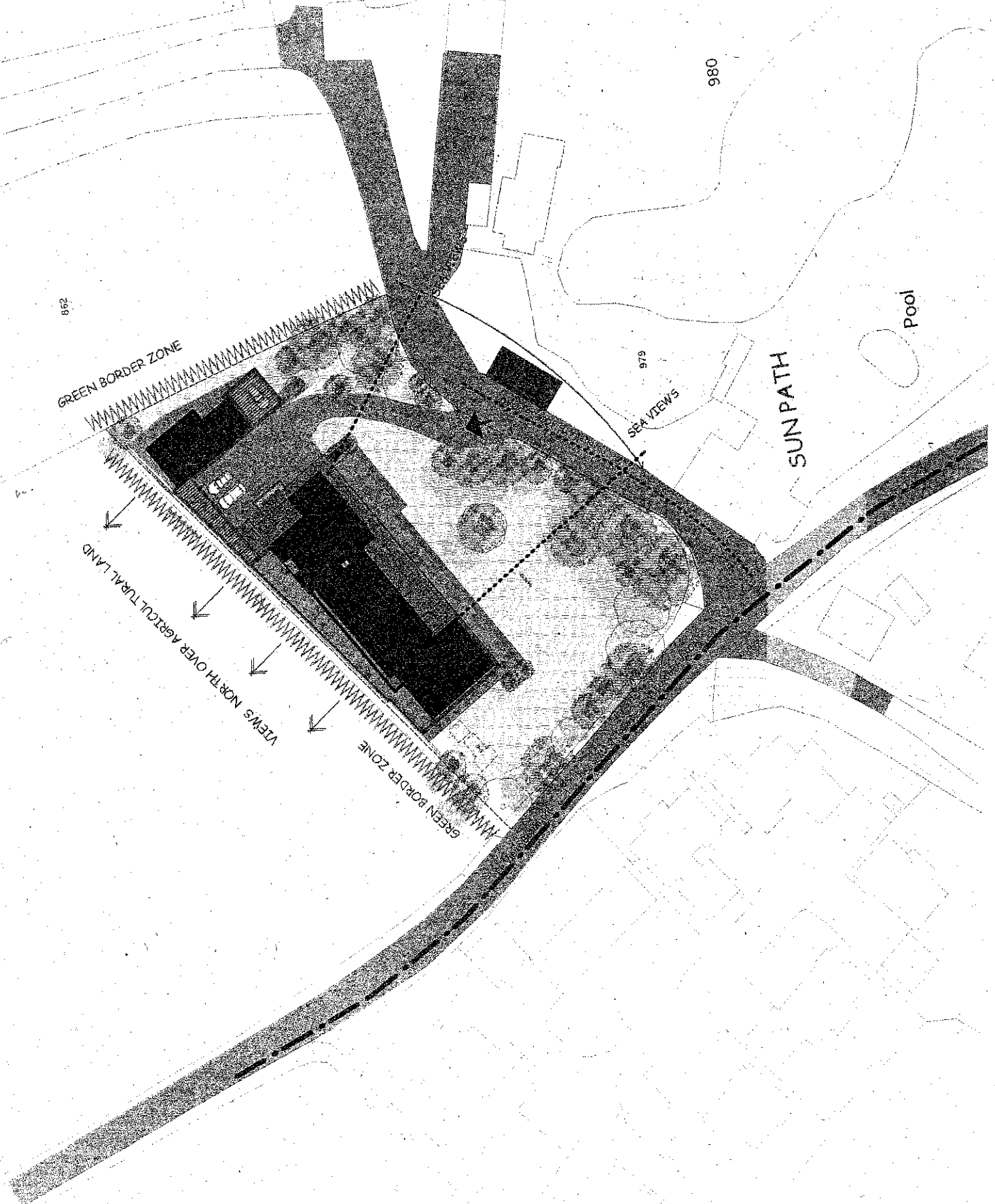
GREEN BORDER ZONE

979

SEA VIEWS

SUN PATH

Pool



Waste Management Plan

ST CHRISTOPHER

Le Vieux Beaumont, St Peter, JE2 7EA

Application No. Drawing

P 2011 0 2 7 0 M

1.0 General Development Proposals

Waste Management

The existing structures are of traditional construction, with concrete blockwork, steel and timber structure. While it would be possible to re-use most of these structures for continued habitable building usage, the central section and various superfluous additions are to be removed.

General Proposals

Structures to be demolished:

Central living room, conservatory, first floor glazed office, loggia & external courts

Date: 12 APR 2011

Application No.

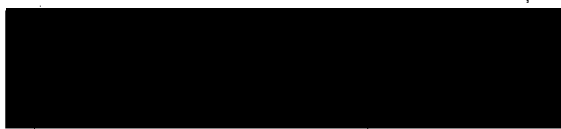
Planning Permission

SUBJECT TO CONDITIONS
ENDORSED ON THE PERMIT

States of Jersey

2.0 Demolition Material Audit & Post Demolition Plan

MATERIALS	POST DEMOLITION PLAN	APPROXIMATE QUANTITY
1 Masonry (bricks, block, stone)	To be crushed & used below car parking areas	20m ³
2 Concrete (mass & reinforced)	Clean material To be crushed & used below car parking areas. Mixed material to be removed from site to landfill.	4m ³
3 Tarmacadam	None	0
4 Structural Steelwork	To be salvaged for reuse or resale where possible. Otherwise sent for recycling.	13m
6 Re-useable Timber	To be re-used / sold on where possible.	35m
7 Scrap Timber	Incineration	165m
8 Clay/Concrete Roof Tiles	Carefully removed & sent for recycling.	5m ²
9 Glass	Glass recycling scheme	102m ²
10 Asbestos Products	None	0
11 Plant/Services	Salvaged and reused where possible. Otherwise suitable disposed of / recycled.	--
12 Vegetation	Prepared and removed from site to States composting scheme	--



13 Other Waste	TBA	--
14 Spoil (soil, rock, ground materials)	Reused on site where possible below new garden areas	--

3.0 Waste Management Strategy

3.1 General

The appointed demolition/building contractor will be required to prepare and adhere to a Waste Management Strategy. The relevant heads of term are referred to below:

4.0 Approach

4.1 Survey

The employer will ensure that the site has been stripped of all loose furniture and soft furnishings. This will enable a careful visual inspection of the structures to be demolished to be carried out.

The site has been assessed for deleterious materials. An asbestos survey has been carried out and all asbestos containing materials have previously been removed.

4.2 Method Statement

A method statement will need to be compiled establishing the phasing and the sequence of events to form the demolition process. The demolished materials should be sorted into the following categories:

- Incineration off site (glass and inflammable material to be separated out).
- Salvage and re-use on or off site.
- Deleterious materials requiring special disposal methods.
- Non-combustible, inert material, which may be crushed under controlled conditions, to form building hardcore.

The method statement shall establish how cross contamination of these categories is to be avoided and how the consistency of the by products is to be maintained.

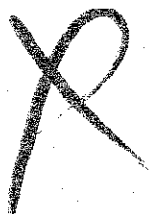
4.3 Strategy

As a general principal salvaged materials are to be retained on site for re-use as part of the Works if at all possible.

For instance, salvaged tanalised structural timbers are to be re-used subject to structural engineer approval. These sections may be used in the construction of temporary builders work structures – hoarding fence posts and panels etc.

Crushed masonry and concrete may be used as aggregate to a depth not exceeding 600mm. In particular, and subject to structural engineer's approval, such materials may be used as the sub base to suspended concrete slabs, car parking areas etc.

With the surrounding vegetation and embankments remaining in-situ, and site levels adjusted locally, site excavations for site removal are expected to be kept to a minimum.



Waste Management Plan

ST CHRISTOPHER

Le Vieux Beaumont, St Peter, JE2 7EA

Application No:	Drawing
P 2011 0 2 7 0	M

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Date: 12 APR 2011

Application Type:

Planning Permission

SUBJECT TO CONDITIONS
ENDORSED ON THE PERMIT
States of Jersey

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DESIGN STATEMENT

St Christopher

Application No. Drawing

P 2011 0 2 7 0 L

GENERAL PARTICULARS

Site Address

St Christopher, Le Vieux Beaumont, St Peter, JE3 7EA

Applicant



Proposals

Alterations & extension to existing 5-bedroom dwelling to create 6-bedroom dwelling

Zoning

Countryside Zone (C6)

Date: 12 APR 2011

Planning History

Previous application on the 18 October 2010

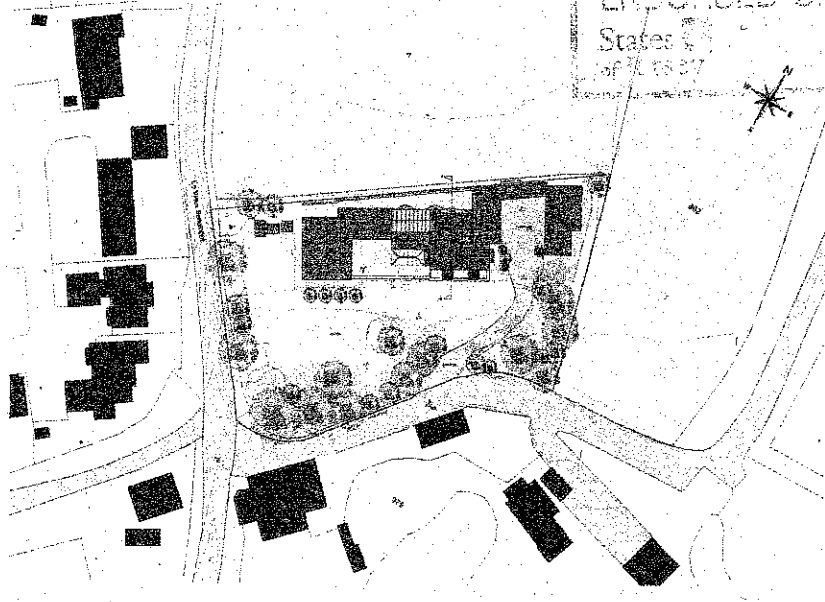
Application number P/2010/1288

Subsequent consultation with planning department & department Architect, Pre application advice fully supported these proposals.

Application Type:

SUBJECT TO CONDITIONS
ENDORSED ON THE PERMIT

States of Jersey
of 1987



RIVA ARCHITECTS



DESIGN STATEMENT

St Christopher



R



DESIGN STATEMENT

St Christopher

St Christopher sits on a large site on the edge of the central island plateau overlooking the south coast urban escarpment & St Aubins Bay to the south east, on a wide spur between St Peter's and Beaumont Valleys.

Accessed via a private drive to the south from Le Vieux Beaumont that bounds the site on the west, the dwelling's primary aspect is south across the elevated gardens, with additional views to the north over agricultural land.

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DESIGN STATEMENT

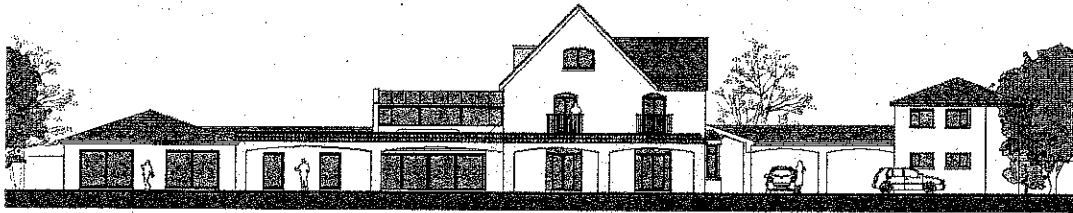
St Christopher

Site Appraisal

See Site Appraisal Appended

Reasons for the Proposals

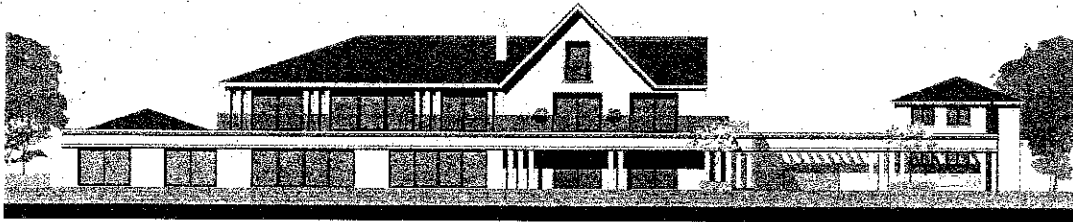
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EXISTING SOUTH ELEVATION

Design Concept

To rationalise the existing structure and accommodation through a modern clean-lined approach which provides a single uniform design language that coherently seeks to provide a luxury dwelling befitting of its setting and principal southerly views over St Aubins bay.



PROPOSED SOUTH ELEVATION

A large, stylized handwritten signature or mark, possibly the initials 'R' or 'S', located in the bottom left corner of the page.



DESIGN STATEMENT

St Christopher

Design Detail

Style

Given the existing disparate styles of the property created through numerous extensions at various times, the structure & form of the principal buildings was considered once the superfluous additions had been disregarded. The principal structures, openings, & building forms lend themselves to a modern style drawn from the existing pitched roofs, overhangs, linking structures, balconies and extended south facing aspect.

The context does not have a particular or overriding style to guide the design approach for St Christopher, other than the clear context of large luxury dwellings, and accordingly the proposed modern style would readily compliment the setting and context.

The proposed enhancement of the building and creation of a single building style removes the current disjointed appearance and creates a single coherent home.

Materials

St Christopher's existing materials include:

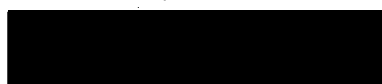
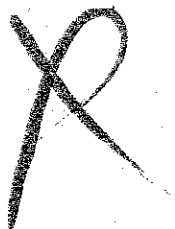
- Interlocking pantiles
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The proposed materials are to be taken from a limited palette of matching materials, which will enhance the existing building & harmonise the extended structure as follows:

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- Tarmac, stone & tiled hard landscaping
- Frameless glass handrail and balustrade

Landscaping

The existing landscaping is to be retained where possible and extended into the site constraints, matching the visual & biological character of the site.



DESIGN STATEMENT

St Christopher

Area Schedule

Existing Site Area 2,962m²

Existing Floor Area of St Christopher 558m²

Existing Floor Area of Staff Flat & Garage 148m²

Proposed Floor Area of St Christopher 705m²

Proposed Floor Area of Staff Flat & Garage 148m²

Vehicular Access & Car Parking

Vehicle access is to be unchanged.

Vehicles access the site via the private road to the south from Le Vieux Beaumont.

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Services

The following services are available to and will be retained within the site and extended to suit: -

JEC

Jersey Telecoms

Transport & Technical Services (Foul Drainage)

Visual Impact

Please see Existing & Proposed Views appended.

Waste Management

Please see Waste Management Plan appended.

Environmental

The existing building is generally of sound constructional quality and is proposed to be retained where possible.

New external wall and roof constructions will be designed to minimise heat loss. Any new service installations will be specified to ensure the environmental impact is minimised. New materials specified will be drawn from a list of locally available materials where possible, to compliment the existing constructions and features, and minimise any transport penalty.

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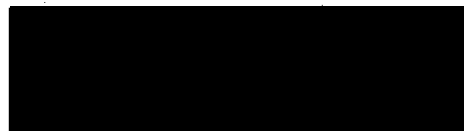
DESIGN STATEMENT

St Christopher

Conclusion

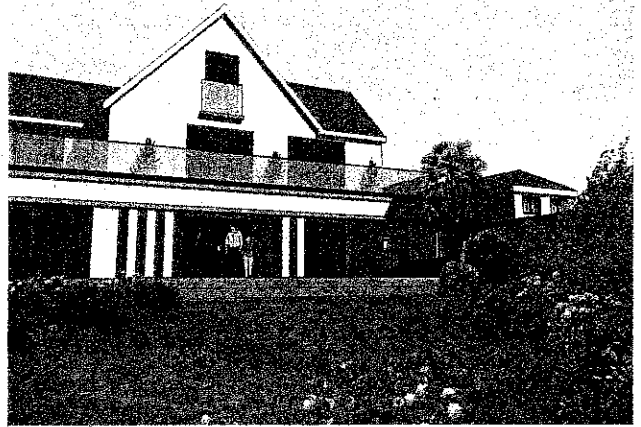
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The proposals have a positive impact on the context and provide a coherent luxury dwelling of single uniform style appropriate to the setting.

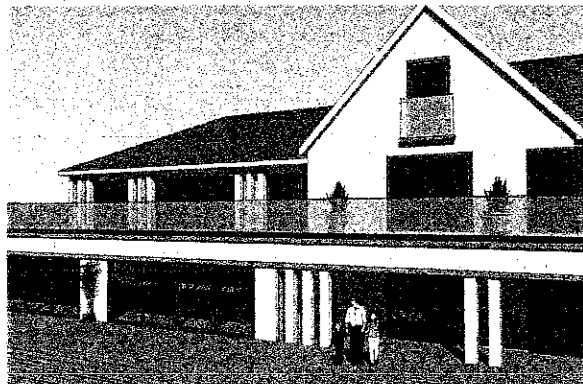
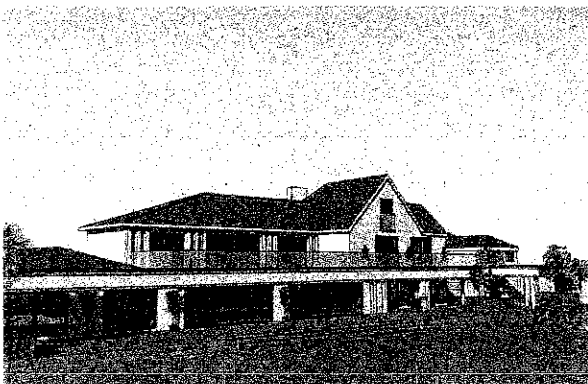
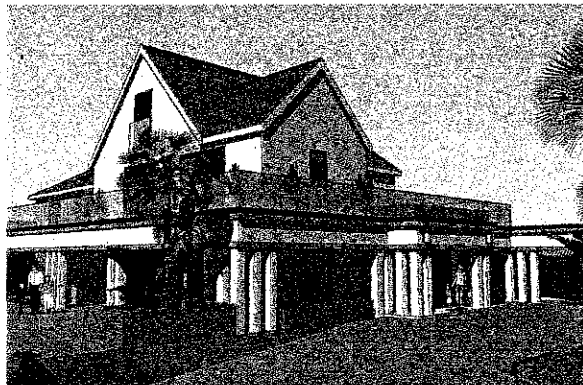
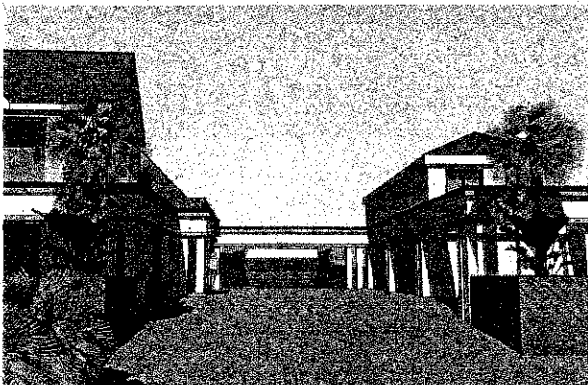
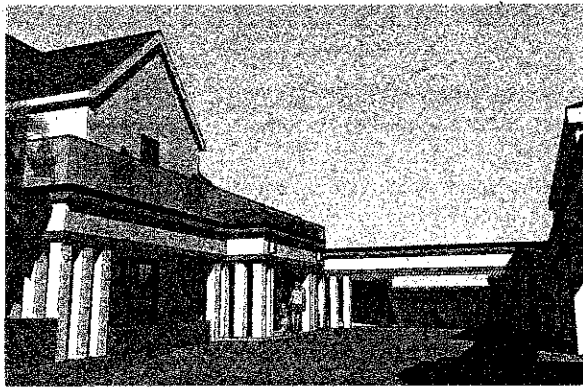
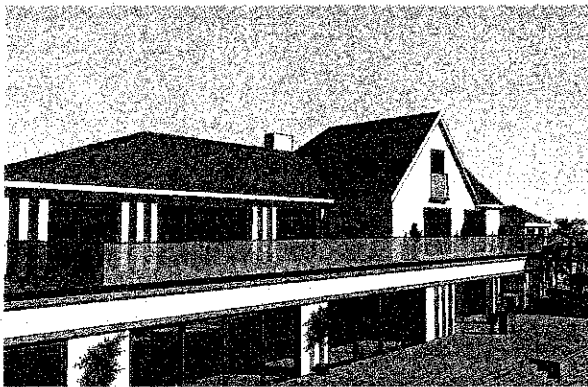




BEFORE VIEW FROM GARDEN



AFTER VIEW FROM GARDEN



VIEW	DESCRIPTION	DATE
<p>3D TITLE PROPOSED ALTERATIONS TO ST CHRISTOPHERS LE VIEUX BEAUMONT, ST PETER</p> <p>LONSDALE PROPERTY LTD</p>		
<p>DRAWING TITLE 3D MODEL IMAGES BEFORE & AFTER IMAGES</p>		
DATE	JANUARY 2011	
SCALE	N/A	
DRAWN	DESIGNED	
DRAWING NO	REV	
707 - 12		

105 PLOUGH AND CHERINA HOUSE
 105 PLOUGH AND CHERINA HOUSE
 105 PLOUGH AND CHERINA HOUSE
 105 PLOUGH AND CHERINA HOUSE
 105 PLOUGH AND CHERINA HOUSE